

139.0

0006

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,335,500 / 1,335,500
USE VALUE: 1,335,500 / 1,335,500
ASSESSED: 1,335,500 / 1,335,500
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
130		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DRAY STEVEN A & ELIZABETH H.B.	
Owner 2:	
Owner 3:	

Street 1: 130 JASON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: PAGE JOHN F-CINDY FRIEDMAN -

Owner 2: -

Street 1: 130 JASON STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .217 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Wood Shingle Exterior and 2878 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9466		Sq. Ft.	Site		0	90.	0.74	10									633,579						633,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9466.000	696,400	5,500	633,600	1,335,500		89460
							GIS Ref
							GIS Ref
							Insp Date
							11/08/18

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,335,500 / 1,335,500

APPRAISED: 1,335,500 / 1,335,500

USE VALUE: 1,335,500 / 1,335,500

ASSESSED: 1,335,500 / 1,335,500

10767!

USER DEFINED

Prior Id # 1: 89460

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	696,400	5500	9,466.	633,600	1,335,500		Year end	12/23/2021
2021	101	FV	674,600	5500	9,466.	633,600	1,313,700		Year End Roll	12/10/2020
2020	101	FV	673,800	5500	9,466.	633,600	1,312,900	1,312,900	Year End Roll	12/18/2019
2019	101	FV	507,800	5800	9,466.	668,800	1,182,400	1,182,400	Year End Roll	1/3/2019
2018	101	FV	507,800	5800	9,466.	492,800	1,006,400	1,006,400	Year End Roll	12/20/2017
2017	101	FV	507,800	5800	9,466.	471,700	985,300	985,300	Year End Roll	1/3/2017
2016	101	FV	507,800	5800	9,466.	436,500	950,100	950,100	Year End	1/4/2016
2015	101	FV	487,000	6000	9,466.	366,100	859,100	859,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAGE JOHN F-CIN	57230-482		8/1/2011		955,500	No	No		
	13050-406		9/2/1976		53,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/2001	361	Redo Kit	20,000	C				REMODEL KITCHEN+BA
1/14/1997	22	Redo Bat	8,500	C				REMODEL BATH
4/30/1996	151	Manual	6,000					REROOF/SKYLIGHTS/W

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
7/2/2012	Measured	JBS	JOHN S
11/1/2011	MLS	EMK	Ellen K
2/7/2009	Meas/Inspect	336	PATRIOT
1/8/2000	Inspected	197	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	264	PATRIOT
8/12/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	SINK IN BSMT.																	
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	A Bath: 1	Rating: Good																		
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY		A 3QBth: 1	Rating: Good																		
View / Desir:				A HBth: 1	Rating: Good																		
				OthrFix: 1	Rating: Good																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID															
Grade: B - Good (-)	Year Blt: 1915	Eff Yr Blt:		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1																	
Alt LUC:		Alt %:		A Kits: 1	Rating: Good	Level	FY	LR	DR	D	K	FR	RR					BR	FB	HB	L	O	
Jurisdct:		Fact: .		Fpl: 1	Rating: Good	Other																	
Const Mod:				WSFlue: 1	Rating: Average	Upper																	
Lump Sum Adj:						Lvl 2																	
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING								RES BREAKDOWN							
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall: %		Location:		Total Units:																	
Partition: E - Typical				Floor:																			
Prim Floors: 3 - Hardwood				% Own:																			
Sec Floors: 4 - Carpet	10 %			Name:																			
DEPRECIATION				CALC SUMMARY				Exterior:								No Unit RMS BRS FL							
Phys Cond: VG - Very Good	4.6 %	Functional:		Exterior:		No Unit	RMS	BRS	FL	1	7	3											
Economic:		Special:		Interior:																			
Override:				Additions:																			
				Kitchen: 2001																			
				Baths: 1997																			
				Plumbing:																			
				Electric:																			
				Heating:																			
				General:																			
COMPARABLE SALES				WtAv\$/SQ: 130.00				Rate								Parcel ID							
				Size Adj.: 1.04355323																			
				Const Adj.: 1.09880102																			
				Adj \$ / SQ: 149.065																			
				Other Features: 105750																			
				Grade Factor: 1.21																			
				NBHD Inf: 1.00000000																			
				NBHD Mod:																			
				LUC Factor: 1.00																			
				Adj Total: 729950																			
				Depreciation: 33578																			
				Depreciated Total: 696373																			
MOBILE HOME				Make: 				Model: 				Serial #				Year: 				Color: 			
SPEC FEATURES/YARD ITEMS																PARCEL ID 139.0-0006-0001.0							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
3	Garage	D	Y	1	20X22	A	AV	1970	20.68	T	39.2	101			5,500			5,500					
More: N				Total Yard Items: 5,500				Total Special Features:				Total: 5,500				IMAGE							